

092.0

0002

0005.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel  
640,200 / 640,200

USE VALUE:

640,200 / 640,200

ASSESSED:

640,200 / 640,200


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		HEMLOCK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: OBERTO JANET C	
Owner 2:	
Owner 3:	

Street 1: 123 HEMLOCK ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Own Occ: Y
Postal: 02474
Type:

PREVIOUS OWNER
Owner 1: OBERTO JOHN P & JANET C -
Owner 2: -
Street 1: 123 HEMLOCK ST
Twn/City: ARLINGTON
St/Prov: MA
Cntry:
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	70.	0.95	5									430,498						430,500	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6500.000	209,700		430,500	640,200		59340
							GIS Ref
							GIS Ref
							Insp Date
							01/22/09

 Total Card / Total Parcel  
 640,200 / 640,200  
 640,200 / 640,200  
 640,200 / 640,200

 APPRAISED:  
 USE VALUE:  
 ASSESSED:

 01/22/09  
 !7494!

## USER DEFINED

Prior Id # 1:	59340
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	22:07:28
LAST REV	
Date	Time
09/02/16	10:20:49
ekelly	
7494	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	209,700	0	6,500.	430,500	640,200	640,200	Year End Roll	12/18/2019
2019	101	FV	182,300	0	6,500.	436,700	619,000	619,000	Year End Roll	1/3/2019
2018	101	FV	182,300	0	6,500.	326,000	508,300	508,300	Year End Roll	12/20/2017
2017	101	FV	182,300	0	6,500.	295,200	477,500	477,500	Year End Roll	1/3/2017
2016	101	FV	182,300	0	6,500.	282,900	465,200	465,200	Year End	1/4/2016
2015	101	FV	171,000	0	6,500.	239,900	410,900	410,900	Year End Roll	12/11/2014
2014	101	FV	171,000	0	6,500.	227,600	398,600	398,600	Year End Roll	12/16/2013
2013	101	FV	171,000	0	6,500.	216,500	387,500	387,500		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OBERTO JOHN P &	32193-454		2/25/1993	Family		No	No		
	12816-673		6/26/1975		42,000	No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/23/2015	1411	Re-Roof	6,500		9/23/2015			Strip and re-roof.

## ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
1/22/2009	Meas/Inspect	294	PATRIOT
1/25/2000	Measured	276	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 5	- Cape			Full Bath: 1	Rating: Average												
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average												
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:												
Sec Wall:				OthrFix:	Rating:												
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average												
Color: BEIGE				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C	- Average			<b>CONDOS INFORMATION</b>													
Year Blt: 1958	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct:	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>													
Avg Ht/FL: STD				Phys Cond: AV	- Average			31. %									
Prim Int Wall: 2	- Plaster			Functional:				%									
Sec Int Wall:				Economic:				%									
Partition: T	- Typical			Special:				%									
Prim Floors: 3	- Hardwood			Override:				%									
Sec Floors: 5	- Lino/Vinyl			Total:	31 %												
Bsmt Flr: 12	- Concrete			<b>CALC SUMMARY</b>													
Subfloor:				Basic \$ / SQ:	105.00			<b>COMPARABLE SALES</b>									
Bsmt Gar: 1				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price					
Electric: 3	- Typical			Const Adj.: 0.99544507													
Insulation: 2	- Typical			Adj \$ / SQ: 141.104													
Int vs Ext:				Other Features: 78500													
Heat Fuel: 2	- Gas			Grade Factor: 1.00													
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 303900													
% Com Wall	% Sprinkled:			Depreciation: 94209													
<b>MOBILE HOME</b>				Depreciated Total: 209691													
Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]				<b>PARCEL ID</b> 092-0-0002-0005.0													
<b>SPEC FEATURES/YARD ITEMS</b>																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1961	0.00	T	40	101					
More: N	Total Yard Items:				Total Special Features:				Total:								